

019.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,007,900 / 1,007,900

1,007,900 / 1,007,900

1,007,900 / 1,007,900

APPRAISED: 1,007,900 /  
USE VALUE: 1,007,900 /  
ASSESSED: 1,007,900 / 1,007,900
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 6  |        | SHERATON PK, ARLINGTON |

## OWNERSHIP

Unit #:

|                              |  |
|------------------------------|--|
| Owner 1: FINGER JONATHAN R & |  |
| Owner 2: KYCIA CAROL ANNE    |  |
| Owner 3:                     |  |

Street 1: 6 SHERATON PK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: DONAHUE ROBERT M/TRS -

Owner 2: ROBERT DONAHUE TRUST -

Street 1: 28 SHIPWAY PLACE

Twn/City: CHARLESTOWN

St/Prov: MA Cntry:

Postal: 02129

## NARRATIVE DESCRIPTION

This parcel contains 8,266 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Wood Shingle Exterior and 1394 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1  | %  | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes   |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|---------|----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|---------|
| 101      | One Family  |          | 8266        |                    | Sq. Ft.   | Site      |           | 0          | 85.        | 1.05 | 2     |            |           | Water F | 30 |        |   |        |   | 738,122         |           |   |           |        |      |           | 738,100 |

## IN PROCESS APPRAISAL SUMMARY

| Use Code                |  |  |  |  |  |  | Land Size |  | Building Value                 |  | Yard Items |  | Land Value     |  | Total Value |  | Legal Description |  |  |  | User Acct |  |
|-------------------------|--|--|--|--|--|--|-----------|--|--------------------------------|--|------------|--|----------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101                     |  |  |  |  |  |  | 8266.000  |  | 269,800                        |  |            |  | 738,100        |  | 1,007,900   |  |                   |  |  |  |           |  |
| Total Card              |  |  |  |  |  |  | 0.190     |  | 269,800                        |  |            |  | 738,100        |  | 1,007,900   |  | Entered Lot Size  |  |  |  |           |  |
| Total Parcel            |  |  |  |  |  |  | 0.190     |  | 269,800                        |  |            |  | 738,100        |  | 1,007,900   |  | Total Land:       |  |  |  |           |  |
| Source: Market Adj Cost |  |  |  |  |  |  |           |  | Total Value per SQ unit /Card: |  | 723.03     |  | /Parcel: 723.0 |  |             |  | Land Unit Type:   |  |  |  |           |  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             |               | Parcel ID         |            | PAT ACCT. |  |  |  |  |  |  |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|-----------|--|--|--|--|--|--|
|                     |     |     |            |           |           |            |             |               | 019.0-0001-0007.0 |            |           |  |  |  |  |  |  |
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes             | Date       |           |  |  |  |  |  |  |
| 2020                | 101 | FV  | 269,700    | 0         | 8,266.    | 738,100    | 1,007,800   | 1,007,800     | Year End Roll     | 12/18/2019 |           |  |  |  |  |  |  |
| 2019                | 101 | FV  | 213,800    | 0         | 8,266.    | 808,300    | 1,022,100   | 1,022,100     | Year End Roll     | 1/3/2019   |           |  |  |  |  |  |  |
| 2018                | 101 | FV  | 213,800    | 0         | 8,266.    | 514,300    | 728,100     | 728,100       | Year End Roll     | 12/20/2017 |           |  |  |  |  |  |  |
| 2017                | 101 | FV  | 213,800    | 0         | 8,266.    | 470,300    | 684,100     | 684,100       | Year End Roll     | 1/3/2017   |           |  |  |  |  |  |  |
| 2016                | 101 | FV  | 213,800    | 0         | 8,266.    | 382,100    | 595,900     | 595,900       | Year End          | 1/4/2016   |           |  |  |  |  |  |  |
| 2015                | 101 | FV  | 205,700    | 0         | 8,266.    | 382,100    | 587,800     | 587,800       | Year End Roll     | 12/11/2014 |           |  |  |  |  |  |  |
| 2014                | 101 | FV  | 205,700    | 0         | 8,266.    | 348,300    | 554,000     | 554,000       | Year End Roll     | 12/16/2013 |           |  |  |  |  |  |  |
| 2013                | 101 | FV  | 205,700    | 0         | 8,266.    | 331,400    | 537,100     | 537,100       |                   | 12/13/2012 |           |  |  |  |  |  |  |

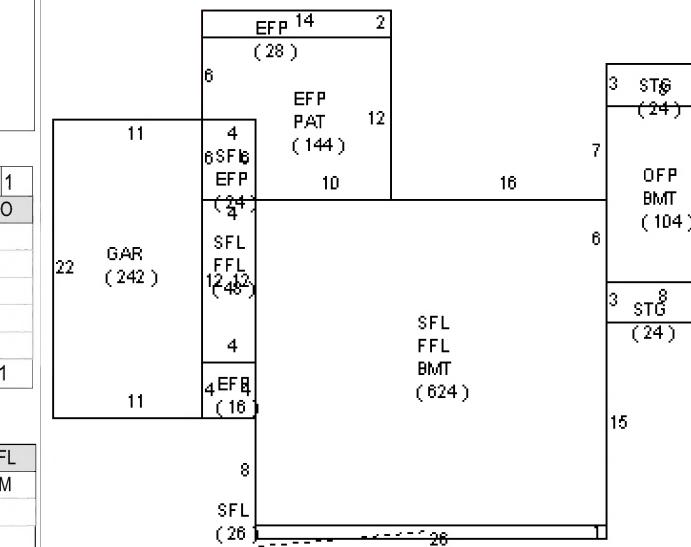
| BUILDING PERMITS |        |          |        |     |            |          |            |              |            | ACTIVITY INFORMATION |     |           |  |  |  |  |  |
|------------------|--------|----------|--------|-----|------------|----------|------------|--------------|------------|----------------------|-----|-----------|--|--|--|--|--|
| Date             | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment      | Date       | Result               | By  | Name      |  |  |  |  |  |
| 11/17/2004       | 1105   | New Wind | 6,135  |     |            |          |            | 5 repl wndws | 11/30/2017 | MEAS&NOTICE          | BS  | Barbara S |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |              | 5/24/2012  | MLS                  | EMK | Ellen K   |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |              | 4/13/2009  | Meas/Inspect         | 189 | PATRIOT   |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |              | 10/22/1999 | Inspected            | 267 | PATRIOT   |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |              | 9/28/1999  | Mailer Sent          |     |           |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |              | 9/28/1999  | Measured             | 263 | PATRIOT   |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |              | 8/25/1993  |                      | EK  |           |  |  |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA / / /

| EXTERIOR INFORMATION |                  |          |
|----------------------|------------------|----------|
| Type:                | 05 - Garrison    |          |
| Sty Ht:              | 2 - 2 Story      |          |
| (Liv) Units:         | 1                | Total: 1 |
| Foundation:          | 1 - Concrete     |          |
| Frame:               | 1 - Wood         |          |
| Prime Wall:          | 1 - Wood Shingle |          |
| Sec Wall:            | 8 - Brick Veneer | 10%      |
| Roof Struct:         | 1 - Gable        |          |
| Roof Cover:          | 1 - Asphalt Shgl |          |
| Color:               | WHITE            |          |
| View / Desir:        | k - Kelwyn Manor |          |

| TH FEATURES   |                 |
|---------------|-----------------|
| Bath          | 1               |
| Bath:         | Rating:         |
| Bath:         | Rating:         |
| QBth          | Rating:         |
| Bath:         | 1               |
| BHth:         | Rating:         |
| hrFix:        | 1               |
|               | Rating: Average |
| THER FEATURES |                 |
| Kits:         | 1               |
| Kits:         | Rating:         |
| Frpl:         | 1               |
|               | Rating: Average |

SKETCH



Sum Area By Label :  
SFL = 722  
OPF = 104  
BMT = 728  
STG = 48  
EFP = 212  
PAT = 144  
GAR = 242  
EFL = 822

## GENERAL INFORMATION

|                    |             |
|--------------------|-------------|
| Grade: C - Average |             |
| Year Blt: 1950     | Eff Yr Blt: |
| Alt LUC:           | Alt %:      |
| Jurisdict:         | Fact: .     |
| Const Mod:         |             |
| Lump Sum Adj:      |             |

## CONDOS INFORMATION

|                    |        |         |                      |          |     |
|--------------------|--------|---------|----------------------|----------|-----|
| Location:          | Lower  |         |                      |          |     |
| Total Units:       | Totals | RMs: 6  | BRs: 3               | Baths: 1 | HB  |
| Floor:             |        |         |                      |          |     |
| % Own:             |        |         |                      |          |     |
| Name:              |        |         |                      |          |     |
| <b>REMODELING</b>  |        |         | <b>RES BREAKDOWN</b> |          |     |
| Exterior:          |        | No Unit |                      | RMS      | BRs |
| Interior:          |        | 1       |                      | 6        | 3   |
| <b>DESCRIPTION</b> |        |         |                      |          |     |

## INTERIOR INFORMATION

|                            |
|----------------------------|
| Avg Ht/FL: STD             |
| Prim Int Wall: 1 - Drywall |
| Sec Int Wall: [ ] %        |
| Partition: T - Typical     |
| Prim Floors: 3 - Hardwood  |

## APPRECIATION

## ALC SUMMARY

## MOBILE HOME

**SPEC FEATURES/YARD ITEMS** **PARCEL ID** 019.0-0001-0007.0

## SPEC FEATURES/YARD ITEMS

## **SUB AREA**

| Code               | Description  | Area - SQ | Rate - AV | Undpr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|--------------------|--------------|-----------|-----------|-------------|----------|--------|---------|--------|----|-------|
| BMT                | Basement     | 728       | 54.830    | 39,919      |          |        |         |        |    |       |
| SFL                | Second Floor | 722       | 182.780   | 131,966     |          |        |         |        |    |       |
| FFL                | First Floor  | 672       | 182.780   | 122,827     |          |        |         |        |    |       |
| GAR                | Garage       | 242       | 25.400    | 6,148       |          |        |         |        |    |       |
| EFP                | Enclos Porch | 212       | 40.180    | 8,519       |          |        |         |        |    |       |
| PAT                | Patio        | 144       | 4.870     | 701         |          |        |         |        |    |       |
| OFP                | Open Porch   | 104       | 32.460    | 3,376       |          |        |         |        |    |       |
| STG                | Storage      | 48        | 10.200    | 489         |          |        |         |        |    |       |
| Net Sketched Area: |              |           | 2,872     | Total:      | 313,945  |        |         |        |    |       |
| Size Ad            | 1394         | Gross Are | 2872      | FinArea     | 1394     |        |         |        |    |       |

## SUB AREA DETAIL

*AssessPro* Patriot Properties, Inc

